

Hi Kevin and Joe & comp plan committee, I will be out of town until June 17th, so I won't be returning messages.  
Gloria

## Rural Residential-NW

### Background

The NW rural residential includes single family residences, the largest concentration of existing commodity farms (livestock/dairy farms, some grain farms), smaller "hobby" farms, some equestrian uses, Eagletown, Hortonville, Jolietville, and Lamong communities. It also includes Little Eagle Creek, some wetlands, some larger wooded areas and much open farm ground. The envisioned long range gross density is low; no more than one unit per three acres gross density, developed with substantial open space through the allowances of Rural and Conservation subdivisions. Because of its location, this will be the last area to face development pressure.

This area will continue to have rural uses and a rural appearance, natural open spaces, trees, fields and streams. The predominant land use will be rural residential, including farmsteads, individual houses on large lots, residential development with a rural feel and considerable open space and perimeter buffering, where the development abuts pre-existing farmsteads/homesites.

While it is expected that over time farms in this area may be converted to residential development, the rural character should be retained. A primary component of this character is substantial natural appearing open space. Residents who move into rural areas should not expect the same type of environment and the same level of services as their more urban counterparts. Public water, sanitary sewers and storm drainage facilities may not be available.

Farming is a legitimate commercial land use activity that will produce noise, dust, and odors and will occasionally impede traffic and may be operated 24 hours a day for certain time periods. With the increase in grain production as an alternative fuel source, farming in this area could be viewed as an extremely viable industrial income source.

### Development policies

View large scale (commodity) agriculture (crops and livestock) as possibly being subject to some change as growth pressure moves northwest. It is expected that some agricultural land may be converted to other uses.

The open nature of the area is enjoyed by many and because open space is a valued community amenity, every effort should be made to encourage homestead farms, artisan farms, equestrian uses and small "hobby" farms.

Allow the continuation of the historic rural patterns (single family homes on large acreage). New residential development will be accommodated, but only as it fits into the more rural livestock/crop lifestyle.

Open space should be encouraged through incentives, such as density bonuses due to an increase in the percentage of open space for rural or conservation subdivisions. This flexible design would maximize open space by regulating overall density rather than lot size. This would have a density cap of one unit per acre with substantial open space. If the area under consideration has existing conservation and natural areas, the preservation of these would be encouraged.

Locate roadways and house lots so as to respect the natural features and maximize exposure of lots to open space. "Single-loaded" streets

(homes on one side only) can be used to maximize visibility and enhance real estate value.

Develop transition areas from the small villages to the open agriculture land.

Preserve historically significant buildings and resources (barns, houses, etc.)

"Night Sky" will be preserved by restrictions on the number and intensity of lighting brought to the area.

Appropriate Land Use

single family houses

accessory dwellings

hobby farms

Artisan farms

equestrian uses

agriculture

Institutional uses-schools, churches, public safety facilities and similar uses as long as they fit in with the rural design and

significant open space conservation subdivisions rural subdivisions

Definitions Hobby/Recreational Farms- small farms with owners living on site, who raise livestock and/or produce crops for their own use and local markets.

This may include cattle, sheep, horses, goats, pigs, rabbits, chickens, bees, fruits and vegetables, etc.

Artisan Farms- a small farm with owners living on site that produces goods or services for the local table market (not the commodity market).

This may include orchards, tree nurseries, horses, llamas, alpacas, sheep, goats, chickens, hay and vegetables.

Commodity Farms- commercial farming done on a large scale that sells to a larger market rather than a small local market.

Primary conservation areas-woods, orchards, wetlands, streams, creeks, pastures, prairies, sloping topography.

Rural/residential- a district established to maintain and conserve rural, country-like atmosphere and encourage rural uses and active farms rather than the residential uses. Residential development may occur, but it is secondary to the rural purpose of the district. Lot area requirements of this district are more restrictive than established residential districts, typically at a density of one home per 3-5 acres.

Rural- Living in or characteristic of farming or country life, an agrarian or agricultural society, fields or open country.

Conservation Subdivision- A residential subdivision where homes are clustered on the property in order to maintain a substantial amount of open space and maintain a rural atmosphere. It should meet the following criteria; open space must be a minimum of 60% of gross acreage open space must be connected open space must preserve primary conservation areas density is a maximum of 1 unit per 3 gross acres with potential density bonuses as described above homes must be clustered on the property to minimize the cost of long term maintenance of infrastructure and to maximize the preservation of ecological and environmental features as many lots as possible must front or back onto open space building materials must blend in with nature there must be a perimeter buffer yard of open space and natural plantings along external roads and adjoining properties to screen clustered homes from view, in order to maintain the rural, pastoral appearance of the area preserve existing topography and avoid mass grading have an open

space management plan and covenants that run with the land to permanently protect the open space Rural Subdivision- A minor subdivision on a parcel of no more than 20-30 acres with each lot at least 3 acres in size, sharing a common private drive or street